



### Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

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### Aspen Sanders

Non-Principal Property  
Practitioner  
Registered with PPRA

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**LWP**  
PROPERTIES

WEB REF: RL4602

# R10,999,000

**ERF SIZE:** 11,952m<sup>2</sup>

**FLOOR SIZE:** 550m<sup>2</sup>

**LEVIES:** R8,000



3



3.5



3

### Home on the Prairie

Calling all equestrians and horse lovers. This magnificent property will cater to all your equestrian needs and more from the 6 stables to 6 paddocks, tack room, self-contained grooms rooms and fully irrigated arena. This property truly has it all!

#### Main House:

3 luxury bedrooms and 3 en suite bathrooms plus guest cloakroom. One bedroom located downstairs without outside access - the perfect spot for guests. The divine master bedroom with oodles of space offers a large walk-in closet and dressing room, balcony and divine en suite with free-standing tub.

Reading nook library or office also occupies the upstairs.

The downstairs living space is picturesque with the wrap-around porch with lovely views out over Johannesburg.

Large kitchen with double oven, gas hob, centre island, space for a double door fridge and an open plan dining room. Separate outside laundry room. Formal closed-off lounge, TV lounge opening to the porch and a divine wood-burning fireplace. Study with fitted cupboards.

Covered patio off the porch looking over the manicured garden and pool.

The outside gym room located in the garden or could be converted into a granny flatlet

#### Cottage:

Stunning 1 bedroom with en suite bathroom, self-contained cottage with a full kitchen, lounge/dining room, patio and aircon. Fantastic for older students, or long-term guests or great income producers.

Triple garage, 2 carports, solar and inverter, borehole, irrigation, staff accommodation and all the equestrian facilities you could need.

Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors/ omissions that may occur.

